

**AGREEMENT BETWEEN LEON COUNTY AND PETER R. BROWN CONSTRUCTION, INC. FOR  
CONSTRUCTION MANAGEMENT SERVICES; BC-02-23-05-28**

**EXHIBIT E  
CONSTRUCTION MANAGER  
FEE SCHEDULE**

---

The professional services to be rendered by the CONSTRUCTION MANAGER for Pre-Construction Services shall commence upon the CONSTRUCTION MANAGER'S receipt of written Notice to Proceed (NTP from the County PROJECT MANAGER.

The COUNTY shall pay CONSTRUCTION MANGER for the professional services rendered hereunder and completed in accordance with the terms of this Agreement the lump sum stated in the Exhibit E – FEE SCHEDULE, as the contract amount for performing Phase I – Pre-Construction Services. Said total lump sum fee amount for Phase I – Pre-Construction Services to include all profit, direct and indirect labor costs, personnel related costs, overhead and County Administrative costs, travel related out-of-pocket expenses and costs, and all other costs which are necessary to provide the services as outlined in this Agreement. No additional markup for consultant work will be allowed. Fees for any additional services by CONSTRUCTION MANAGER will be negotiated in accordance with the terms and conditions of this Agreement.

**PHASE I  
PRE-CONSTRUCTION MANAGEMENT SERVICES FEE  
(As defined by Article 9)**

To provide all the required and necessary pre-construction services from schematic design through construction documents during PHASE I – Pre-Construction Services and as further defined by the Agreement, and Project Schedule, said fee shall be excluded from the Guaranteed Maximum Price.

**\$33,000**

**AGREEMENT BETWEEN LEON COUNTY AND PETER R. BROWN CONSTRUCTION, INC. FOR  
CONSTRUCTION MANAGEMENT SERVICES; BC-02-23-05-28**

**The following agreed to fee schedules for Bank of America and Leon County Courthouse – Construction Services shall be included in the Guaranteed Maximum Price.**

**PHASE II  
CONSTRUCTION MANAGEMENT SERVICES FEE  
(As defined by Article 9)**

The agreed upon Construction Management Services Fee to provide all the required and necessary construction services during PHASE II – Construction Services and as further defined by the Agreement and Project Schedule, said fee shall be included in the Guaranteed Maximum Price.

**\$302,618**

**OVERHEAD AND PROFIT FEE  
(As defined by Article 9)**

The agreed upon total Overhead and Profit Fee for the services provided by the CONSTRUCTION MANAGER during Phase II – Construction, shall be 6.95% percentage of the a fixed percentage of the Total Construction fee and further in the Agreement, said fee shall be included in the Guaranteed Maximum Price.

**\$350,329**

6  
3 3

**AGREEMENT BETWEEN LEON COUNTY AND PETER R. BROWN CONSTRUCTION, INC. FOR  
CONSTRUCTION MANAGEMENT SERVICES; BC-02-23-05-28**

The fee schedule for PHASE II – Construction Services shall be established when the Guaranteed Maximum Price is approved by the COUNTY.

<b>BANK OF AMERICA BUILDING LEON COUNTY COURTHOUSE – FEE SCHEDULE</b>			
			<b>COST</b>
<b>A</b>	<b>GENERAL CONDITIONS (as defined by Article 8)</b>		<b>\$197,594</b>
<b>B</b>	<b>DIRECT COST ITEMS: (as defined by Article 9)</b>		
	1	Site Work	\$319,564
	2	Concrete	\$69,167
	3	Masonry	\$115,579
	4	Metals	\$23,154
	5	Wood & Plastic	\$293,411
	6	Moisture Protection	\$38,175
	7	Doors and Windows	\$322,926
	8	Finishes	\$866,100
	9	Specialties	\$21,437
	10	Equipment	\$75,118
	11	Mechanical	\$1,228,045
	12	Electrical	\$757,843
	13	Plumbing	\$209,183
	14	Sales Tax Savings	(\$46,998)
		<b>Sub Total</b>	<b>\$4,292,704</b>
	15	Allowance Third Party General Conditions Testing	NIC
	16	Allowance: Building Permits, License, Impact fees	\$25,000
		<b>Subtotal</b>	<b>\$25,000</b>
	17	Insurance and Bonds (as defined in Article 12)	\$0
		Allowance-Builders Risk Insurance Deduction	\$19,403
		Liability Insurance	\$0
		Payment and Performance Bond	\$40,338
		<b>Sub Total</b>	<b>\$59,741</b>
<b>C</b>	<b>CONSTRUCTION CONTINGENCY (as defined by Article 7)</b>		<b>\$161,690</b>
<b>D</b>	<b>CONSTRUCTION MANAGEMENT SERVICES FEE (as defined by Article 9)</b>		<b>\$302,618</b>
	<b>TOTAL CONSTRUCTION FEE</b>		
<b>E</b>	<b>OVERHEAD AND PROFIT FEE (6.95%) OF TOAL COSTS OF CONSTRUCTION FEE (as defined by Article 9)</b>		<b>\$350,329</b>
<b>F</b>	<b>COUNTY SET ASIDE AMOUNT (as defined Article 7)</b>		<b>NIC</b>
	<b>TOTAL GUARANTEED MAXIMUM PRICE (GMP)</b>		<b>\$5,389,676</b>